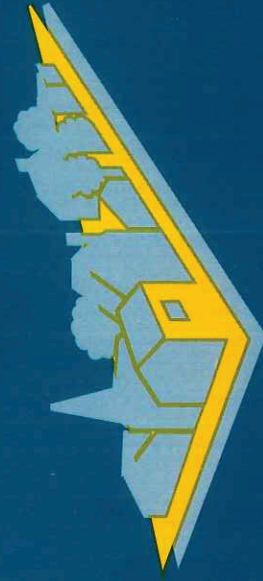


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residential LINCOLNSHIRE DESIGN GUIDE FOR areas



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LINCOLNSHIRE DESIGN GUIDE FOR

areas

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FOREWORD

The publication of the Lincolnshire Design Guide for Residential Areas is a clear sign of the commitment the local authorities in Lincolnshire have to improving the places in which we live. It is their firm intention to work together and with others to raise the standards of design for new residential development all over the County.

Until now each authority has had its own design guidance, while highways design advice and planning guidance have been prepared separately.

It is the collective view of all the Lincolnshire authorities that design guidance for all residential development in the County should be assembled in a single, jointly prepared and approved document.

The purpose of this Guide is, therefore, to bring together appropriate advice on planning and designing new residential development.

The success of this important initiative will not, of course, be achieved by local authorities alone. The help and goodwill of the public, developers, builders, design professionals, utility and other service bodies, environmental organisations and any other interested parties, will be essential if we are to work successfully towards the common end of better places in which to live.

The Design Guide constitutes Supplementary Planning Guidance, in accordance with the criteria set out in the Department of the Environment's Planning Policy Guidance Note : PPG12 (paragraphs 3.18 and 3.19). The Guide amplifies the relevant policies of the Development Plan and it will, therefore, be a material consideration in the determination of planning applications.

In preparing the Design Guide wide public consultation was undertaken and it is intended that this will continue as the document is updated and reviewed. The loose-leaf format of the Guide will make updating easy.

The impact of the Guide will be monitored regularly and frequently and a full review is anticipated after three years.

The Design Guide has been formally adopted by all the local authorities in Lincolnshire and it is intended that it will be applied consistently across the County.

Anyone who wishes to discuss the Guide's contents and how they should be applied to proposals under consideration, can contact the local authority most convenient to them (A list of contact addresses is set out at Appendix I, at the end of the Guide).

The Lincolnshire Design Guide for Residential Areas was prepared by a Working Group of officers, from various disciplines and from each of the local authorities involved. The Group must record and are very happy to acknowledge the inspiration and value of the Suffolk Design Guide for Residential Areas, in the preparation of this Lincolnshire Design Guide.

chapter

INTRODUCTION

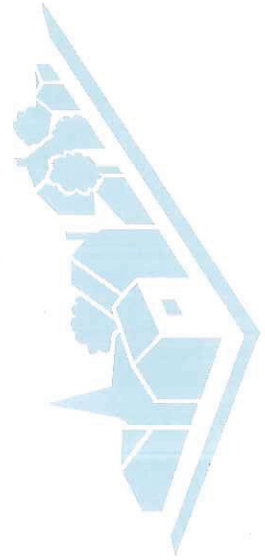


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INTRODUCTION

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CHAPTER 1 - INTRODUCTION

INTRODUCTION

A Prosperous and Growing Lincolnshire

1.1.1 Lincolnshire is one of the fastest growing counties in the United Kingdom. The Lincolnshire Structure Plan provides for nearly 4,000 new dwellings every year to the end of the century. In the East Midlands Regional Planning Guidance a slight slowing down is envisaged. But, even so, with the Structure Plan about to be reviewed to take strategic guidance through to the year 2011, it is likely that 60,000 to 80,000 new homes will be built in the next 20 years.

1.1.2 To paint a more vivid picture of the impact this scale of development could have on the Lincolnshire environment, over the next 20 years up to 30 or 40 square kilometres (15 square miles) of currently undeveloped land will be built on. Most of these new houses will comprise estates on the edges of towns and larger villages.

Quality of Life in New Housing Areas

1.1.3. It is of critical importance for the wellbeing of the environment and the quality of life both now and in the future, that we plan and design development carefully and with imagination. A valuable contribution to this endeavour will be ensuring that new housing areas are interesting, efficient and safe.

An Integrated Approach to Residential Design

1.1.4. In this Design Guide, principles, guidelines and, in some cases

specific criteria, are set out for use by all those involved in the allocation, design and development of housing areas, including local planning authorities, the highway authority (and its agents), developers, architects, housebuilders and those bodies who provide the infrastructure. The guide advocates an integrated planning and design process, in which the elements of layout and design (the roads, the siting and external appearance of buildings and the landscape) are considered as a comprehensive, structured and interlinked whole, rather than disconnected components.

1.1.5 The local authorities hope that the guide will be used in a positive and creative way to achieve a higher quality of housing development throughout Lincolnshire. The local authorities will expect all involved in the creation of new housing areas to seek the highest standards of planning, layout and design.

Past Approaches

1.1.6 The past provides examples of how we may achieve satisfying new development, and contemporary design can also be equally effective. However, the more recent past has shown how we can fail to achieve an adequate residential environment. One of the main reasons for failure to achieve good design has been the narrowness of approach, over-emphasising just one or two components of a housing layout. In addition, the different contributors to the development process have traditionally pursued their own aims and interests separately. Thus, whilst house designers have paid great attention to the interior, there has only been limited interest in the exterior and the character of estates as a whole, and even less in the wider environmental impact of housing schemes.

Present Needs and Demands

1.1.7 Society's increasing awareness of the need to care for the environment, and the public's growing interest in the character and appearance of their surroundings, have led to increased demand for high quality dwellings set in pleasant, efficient and safe surroundings. House buyers are therefore increasingly discerning, and sensitive to the quality of their surroundings. Consequently the Lincolnshire local authorities anticipate that the guidance contained in this document will gain widespread support.

PERCEPTIONS

A Development Industry Viewpoint

1.1.8 In February 1990 a Royal Institute of British Architects/House Builders Federation seminar took place. The following are extracts from the subsequent Discussion Paper entitled 'Good Design in Housing.'

'There is a hierarchy of design importance, three key factors which, when combined, create good design:

a. Shape of Development

First, comes the shape of the development and the spaces within it, the scheme as it is seen in the landscape. This shape is created by solids and voids, buildings and planting, hard and soft surfaces. The layout should come from the nature of the site, its natural features and context. The detailed form is determined by the height and massing of the buildings, by roof pitches, storey heights and the profiles of the housing elements. This is where we can demonstrate our response to the setting for the new development.

b. Materials and Details

Second, comes the choice of materials and details that shape our response to the character and quality of the local built environment. There is opportunity for well considered contrast and variety but larger developments should normally work within an overall theme which harmonises with the landscape or townscape context. Generally, dominant colours and textures that complement traditional development and local materials will be acceptable to most people.

c. The Individual Dwelling

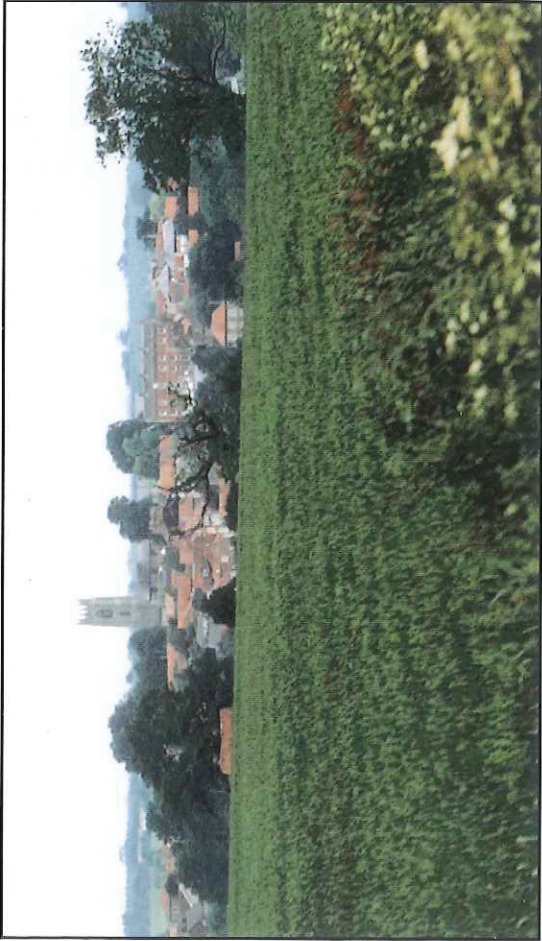
The last factor is the house itself. Planners, architects and developers spend too much time and thought on this, at the expense of the first two priorities. There is no point in having a beautifully designed house which uses the wrong materials and is laid out in an inappropriate form.'

'We need to replace the charm of existing settlements in a new way. We must create a variety of spaces and not allow the car and road to dominate.'

'We want new designs with vigour, clarity and authenticity, twentieth century designs which also respect local building tradition, materials and details.'

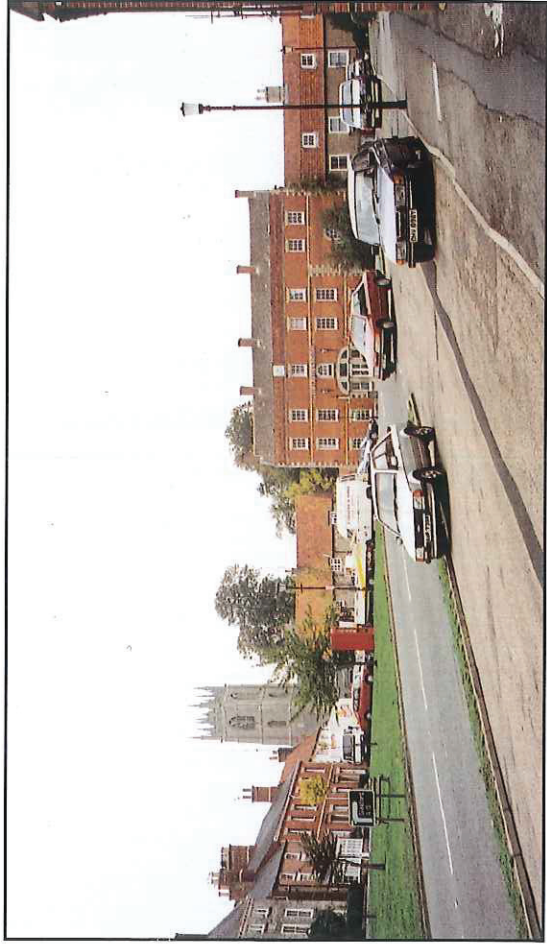


1.1.8.



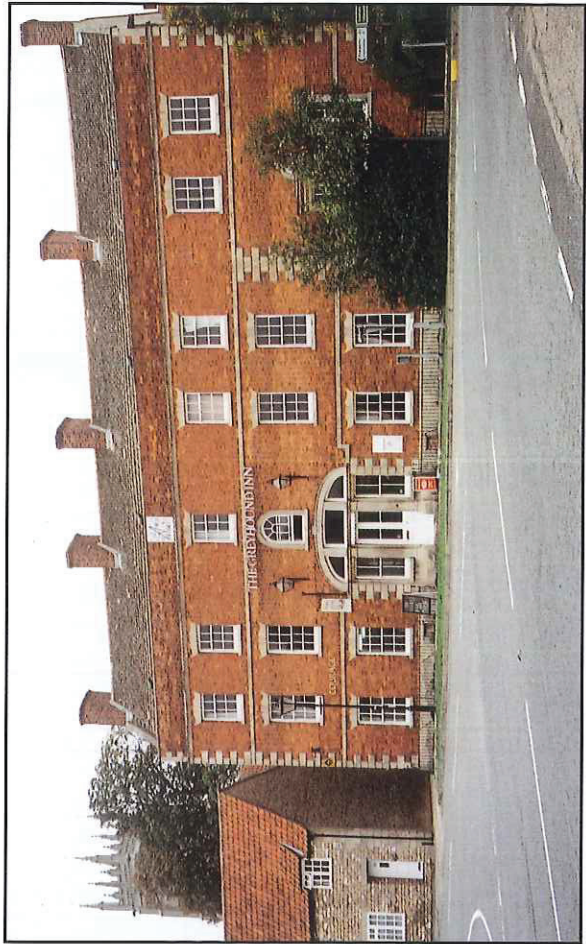
1. First comes the shape...

.... as seen in the landscape



2. Then comes the choice of materials and details

3. Lastly comes the building itself.



AIMS OF THE GUIDE

1.1.9 The aims of this Design Guide are to:-

- **encourage better planning applications** containing residential design and layouts of higher quality than in the past, resulting in attractive and interesting built development;
- **encourage and, where necessary, require the adoption of a creative, integrated and forward looking approach** to the planning, design and development of new areas of houses;
- **achieve a living environment** around each house that is pleasant, interesting, efficient and safe so that residents experience a high quality of life;
- **achieve an improvement in the quality** of new housing areas as compared with the past;
- **minimise the adverse impact** of new housing areas on the landscape, and on wildlife;
- **integrate new development with old and valued areas** of towns, villages and hamlets and with groups of buildings in the countryside;
- **reflect, wherever possible, the particular character of Lincolnshire**, its geology, landscape and traditional building forms and styles;
- **seek, where new styles and forms of building are proposed, the highest quality of layout, design and use of materials** whilst

ensuring that the scale, massing and form of development is pleasing, and sympathetic to the scale, form and appearance of nearby buildings and landscapes;

- **ensure the provision of roads, cycleways and footways** including access routes to schools which are not only convenient and safe to use, but also contribute to the attractiveness of the housing area which they serve;
- **protect and, where necessary, enhance existing landforms and other features**, such as water areas, linear waterways, trees, hedges, meadows, historic buildings and archaeological remains and achieve their integration into the design and development of the new housing area;
- **ensure the planting and construction of landscape features, new landforms, and new open spaces** to enhance the quality of new housing areas both within private gardens and in public spaces



PLANNING BACKGROUND

1.2.1 National and Regional Planning Policy Guidance and the Development Plan (Structure Plan and Local Plans) provide the planning framework for all decisions relating to planning applications and must be taken into account where relevant.

1.2.2 This residential Design Guide comprises 'supplementary planning guidance'. This means that it is intended to accord with and amplify the statutory planning policy framework.

1.2.3 It is essential that users of this Guide refer as a first step to the statutory planning framework and ensure that their proposals accord with the Development Plan and reflect it in an imaginative way.

1.2.4 A summary of the statutory planning framework, as relevant to this Guide, is set out at Appendix A.